

Quincy Yaley

From: Frese, Adam@CALFIRE <Adam.Frese@fire.ca.gov>
Sent: Thursday, January 03, 2019 11:18 AM
To: Quincy Yaley
Cc: Murphy, Andy@CALFIRE; Petersen, Roger@CALFIRE
Subject: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003

Dear Quincy,

I received the notice to provide comment on the above listed project after the December 28, 2018 deadline. The proposed project area meets the definition of "timberland" pursuant to Public Resources Code 4526. A timber harvesting plan and conversion permit are required when converting timberland to a use other than the growing of timber. Please let me know if you have any questions or need additional information. Thank you.

Adam Frese
CAL FIRE- Unit Forester
Tuolumne-Calaveras Unit
(209) 754-2706



CAL FIRE
Tuolumne County Fire Department
Cooperative Fire Protection Services
Fire Prevention Division



Josh White
County Fire Warden

48 W. Yaney Ave.
Sonora, CA 95370
Phone: 209-533-5100 ♦ Fax: 209-533-5522

Andrew Murphy
Asst. County Fire Warden

December 28, 2018

To: Quincy Yaley, Assistant CRA Director ✓

From: Steve Gregory, Senior Fire Inspector *SG*

Re: Hardin Flat LLC/Hansji SDP18-003
APN 068-120-060 & 068-120-061

After reviewing the above application, I offer the following comments:

Prior to the issuance of any building permits, conditions 1, 3, 4 and 9 shall be addressed.

1. The required fire flow for the proposed 54,000 square foot building is 6,250 gpm at 20-psi for 4 hours with Type V –B construction. Fire flow is determined by the square footage of the largest building on site including all horizontal projections. A reduction of up to 75%, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute. (CFC Section 507.3)
2. The required fire flow shall be on site, tested and approved by Tuolumne County Fire Prevention prior to the issuance of any building permits. (TCOC Chapter 15.20.010)
3. County Standard Dry Barrel Hydrant shall be available within 300 feet of the furthest portion of all proposed buildings measured by way of drivable access. Tuolumne County Fire Prevention shall approve all hydrant plans, locations and installations. (TCOC Chapter 15.20)
4. All commercial occupancy fire suppressions systems will be based on building size and type of occupancy. Submit plans and calculations for the Automatic Engineered Fire Sprinkler System to Tuolumne County Fire Prevention for review and approval prior to the issuance of a building permit or the installation of any portion of the system. Plan check fees are assessed upon completion of review. (TCOC Section 15.20.10)
5. Sprinkler systems and the buildings shall be protected by an approved automatic electronic fire alarm system. The fire alarm system shall meet all the requirements of NFPA 72 for such systems, and shall monitor water flow, main valve tamper, manual fire alarm boxes, strobes and horns. The fire alarm system shall be monitored at an approved central station as specified in NFPA 72. Plans and specifications and listing numbers shall be submitted to Tuolumne County Fire Prevention for review and approval prior to installation of any portion of the fire alarm system. Plan check fees shall be assessed upon completion of review. (CFC Section 903.4)
6. Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The configuration of the fire apparatus access roads

shall be indicated on the site plan and shall be approved by Fire Prevention. (CFC Sections 503, TCOC Title 11)

7. For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by Tuolumne County Fire Prevention. (CFC Section 503)
8. Permits shall be required for any above ground fuel storage tanks. Tuolumne County Fire Prevention shall inspect each tank. A permit constitutes permission to maintain, store, use or handle materials, or to conduct a process that will produce conditions hazardous to life or property. Such permission shall not be construed as authority to violate, cancel or set aside any of the provisions of the California Fire Code. The issuance of permits will occur at the time of the inspection with the payment of permit/inspection fee. This permit is active for a period of one year from the date issuance, and shall be renewed at that time, or the tanks must be removed. **An initial permit fee of \$393.75 is due, payable to Tuolumne County Fire Department. Annual inspections are required for the tank to remain.** (CFC Sections 3801.2 and 105)

A more in depth plan review will be conducted upon application for a building permit. If you have any questions regarding the above conditions, please do not hesitate to contact me at your convenience.

Quincy Yaley

From: David Ruby
Sent: Monday, January 28, 2019 2:24 PM
To: Quincy Yaley
Cc: Tanya Allen
Subject: FW: Terra Vi Lodge Project - Forest Road 1S03 (Sawmill Mountain Road)

Quincy,

Tim Hughes, the USFS Forest Engineer, has just released the Forest's preliminary conditions for the Terra Vi project. Passing them along--

Thanks,
Dave

David Ruby

Junior Engineer / DBE Liaison Officer
County of Tuolumne Community Resources Agency
2 South Green Street / Sonora, CA 95370
209.533.6629 office / 209.533.5698 fax

From: Hughes, Timothy - FS [mailto:thughes02@fs.fed.us]
Sent: Monday, January 28, 2019 2:20 PM
To: David Ruby
Cc: Martinez, Beth H -FS; Junette, Jim -FS
Subject: FW: Terra Vi Lodge Project - Forest Road 1S03 (Sawmill Mountain Road)

Dave,

I can finally respond to this! The Forest Service Public Services/Engineering requests the following:

1. Review of the conceptual project plans where they affect Sawmill Mountain Road (FR 1S03).
2. Ensure that CEQA requirements align with NEPA to minimize any additional work.
3. Formation of a CSA for road maintenance by the developer over the Forest Service segment of the project improvements.
4. Design to county standards. This route is a Maintenance Level 3 road in our system, which means passenger car accessible, but driver comfort not considered. Obviously the developer and the county will want a higher level of design and maintenance and this can be allowed under the CSA.
5. After review of conceptual project plans and full understanding of proposal, the appropriate FS instrument would be determined (Special Use Permit, Easement, etc.) A single authorization of use & maintenance of the road would be prepared / issued.



Tim Hughes, PE
Forest Engineer
Forest Service
Stanislaus National Forest

w: 209-288-6329
c: 209-768-0402
timothy.hughes@usda.gov <-NEW E-MAIL!!!

19777 Greenley Road
Sonora, CA 95370
www.fs.fed.us



Caring for the land and serving people

From: Duke York [<mailto:DYORK@co.tuolumne.ca.us>]
Sent: Wednesday, December 19, 2018 12:32 PM
To: David Ruby <DRuby@co.tuolumne.ca.us>; Hughes, Timothy - FS <thughes02@fs.fed.us>
Subject: RE: Terra Vi Lodge Project - Forest Road 1S03 (Sawmill Mountain Road)

Nice summary Dave, there will also be an on-site Heliport near the area of the leach fields. >>>>> DUKE

Richard S. York Jr., R.C.E.
Community Resources Agency
Deputy Director- Roads
2 South Green Street, Sonora CA 95370
(209)533-5953 Fax (209) 533-5698
dyork@co.tuolumne.ca.us

From: David Ruby
Sent: Wednesday, December 19, 2018 9:22 AM
To: thughes02@fs.fed.us
Cc: Duke York
Subject: Terra Vi Lodge Project - Forest Road 1S03 (Sawmill Mountain Road)

Hi Tim,

We have received an application for a site development permit for a large, high-end hotel lodge/cabin project located on a parcel at SR120 and Sawmill Mountain Road (Forest Route 1S03). The parcel itself is privately-owned and straddles 1S03, which exists (according to the ALTA survey) in an easement 66' (one chain!) wide, and also incorporates the Caltrans sand shed located off the northwestern corner of the intersection. The project will have a 140-unit main lodge, restaurant, and convenience store, and a second phase with 100 units in 25 freestanding cabin structures, located on the northeast corner of the intersection. The primary leach field for the septic system is identified to be on the opposite (e.g., north) side of Sawmill Mountain Road, along with the proposed propane storage tank(s) and their maintenance outbuilding (to be built adjacent to the Caltrans sand shed).

Duke and I are tag-teaming the review of the project plans to condition its infrastructure development, but as the roads are not within our County jurisdiction, we're in the weird position of not being able to fully condition them. Caltrans will, of course, chime in on the SR120 frontage, and we believe will condition a traffic study (the plans are indicating the addition of turn lanes and deceleration tapers on the highway). Duke and I would like to see aspects of the County Title 11 design requirements extended to the road, although we don't have jurisdiction over it, and although the County is not going to be taking in this segment of the road (or any other part of it) into its maintained mileage. Can our office work with yours to hammer out the development details and conditions having to do with the road frontage and easement/"right-of-way" of Sawmill Mountain Road? Does the USFS have development standards that might be applicable to the road (to augment, or in lieu of TC Ordinance Code Title 11)?

We also have concerns regarding the long-term maintenance of the roadway itself, understanding the limited resources of the USFS and County. If this were a residential subdivision, we'd recommend a Community Services Area (CSA) district to be established to accrue and process funds to maintain the road, but it isn't, and I don't know what

mechanisms we might have to insure that the road might be well-kept. With the proposed septic and propane systems (and, I think, telecom and water lines too) crossing the roadway, the systems might classify as "public utilities" which will also complicate matters. There are a couple of drainage cross-culverts indicated, but we'll condition that runoff be dealt with via on-site retention/detention.

I am taking tomorrow (12/20/18) through next Wednesday (12/26/18) off, but can meet with you after that to discuss the project, and get you copies of preliminary plans, if needed. I can also probably share a preliminary draft of our conditions of development memo that we've compiled thus far.

Thanks,
Dave

David Ruby

Junior Engineer / DBE Liaison Officer
County of Tuolumne Community Resources Agency
2 South Green Street / Sonora, CA 95370
209.533.6629 office / 209.533.5698 fax

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expected with the proposed project, and exact improvement requirements will be determined during the environmental review of the project.

5. Open Space zoning is located in the eastern portion of the project site, and adjacent to Highway 120. No disturbance of the Open Space is proposed with this project.
6. The Fire Resource and Assessment Program (FRAP) maps indicate that the habitat types found on the project site are Sierran mixed conifer (smc), montane hardwood conifer (mhc), and ponderosa pine (ppn), however much of the project site was impacted by the 2013 Rim Fire.

In accordance with Section 15063(g) and 15044 of the "State EIR Guidelines" as adopted by Tuolumne County, we are offering you the opportunity to comment this project. Please complete the following and return no later than **December 28, 2018**.

Staff Contact: Quincy Yaley, Assistant Director, Development
(209) 533-5633
qyaley@co.tuolumne.ca.us

AGENCY: Building and Safety

COMMENTS: see electronic record

PROPERTY OWNERS: All property owners within 2,000 feet of the proposed project will be notified of future public hearings. Due to the nature of the project, this has been expanded beyond the typically required 1,000 foot notification requirement in Ordinance Code. Property owners within 2,000 do not need to request future notification.

AGENCIES/ORGANIZATIONS ONLY: Please indicate below if you wish to be notified of public hearings scheduled for this project or if you wish to receive notification of the availability of the environmental document prepared for this project. If you do not indicate your preference, we will assume you do not want notification of the hearings or the environmental document.

Public Hearing Notification

Yes ☐ No ☒

Notification of availability of the environmental document

Yes ☐ No ☒

Signed by: Douglas

Agency: Building & Safety

Date: 12/18/18

Taryn Vanderpan

From: Ferreria, Austin P.@Waterboards <Austin.Ferreria@Waterboards.ca.gov>
Sent: Friday, December 28, 2018 2:36 PM
To: Quincy Yaley
Subject: Hardin Flat LLC/Hansji Corp Site Development Permit SDP 18-003 Comments

Mr. Yaley,

After reviewing the documents that were provided, the Division of Drinking Water understands that the proposed development has been identified for a lodge with 140 guest rooms, 25 4-bedroom cabins, and other supporting buildings. Therefore, the development will be designated as a public water system and will be required to obtain a water supply permit. Please be advised that the water system will be required to follow the SB 1263 process before it is able to become its own water system.

Very Respectfully,

Austin Ferreria
Water Resource Control Engineer
SoCal Drinking Water Field Operations Branch
265 W. Bullard Ave., Suite 101
Fresno, CA 93704
Phone: (559) 447-3399
Fax: (559) 447-3304

expected with the proposed project, and exact improvement requirements will be determined during the environmental review of the project.

5. Open Space zoning is located in the eastern portion of the project site, and adjacent to Highway 120. No disturbance of the Open Space is proposed with this project.
6. The Fire Resource and Assessment Program (FRAP) maps indicate that the habitat types found on the project site are Sierran mixed conifer (smc), montane hardwood conifer (mhc), and ponderosa pine (ppn), however much of the project site was impacted by the 2013 Rim Fire.

In accordance with Section 15063(g) and 15044 of the "State EIR Guidelines" as adopted by Tuolumne County, we are offering you the opportunity to comment this project. Please complete the following and return no later than **December 28, 2018**.

Staff Contact: Quincy Yaley, Assistant Director, Development
(209) 533-5633
qyaley@co.tuolumne.ca.us

AGENCY: Groveland Community Services District (GCSD)

COMMENTS: GCSD is responsible for fire protection, suppression, and emergency response Services within the boundaries of the CSD, and in areas surrounding under automatic aid agreements. The proposed project will require a much higher level of service than currently provided by the CSD to this location, which could produce a need for mitigation to avoid service impacts. The EIR will need a fire services impact study.

PROPERTY OWNERS: All property owners within 2,000 feet of the proposed project will be notified of future public hearings. Due to the nature of the project, this has been expanded beyond the typically required 1,000 foot notification requirement in Ordinance Code. Property owners within 2,000 do not need to request future notification.

AGENCIES/ORGANIZATIONS ONLY: Please indicate below if you wish to be notified of public hearings scheduled for this project or if you wish to receive notification of the availability of the environmental document prepared for this project. If you do not indicate your preference, we will assume you do not want notification of the hearings or the environmental document.

Public Hearing Notification

Yes ☒ No ☐

Notification of availability of the environmental document

Yes ☒ No ☐

Signed by: 

Agency: Groveland Community Services District

December 21, 2018

Date: _____

Central Valley Regional Water Quality Control Board

RECEIVED

21 December 2018

DEC 28 2018

Quincy Yaley
County of Tuolumne
Community Resources Agency
2 South Green Street
Sonora, CA 95370

COUNTY OF TUOLUMNE
Community Resources Agency
CERTIFIED MAIL
7018 1830 0001 0062 6320

**COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, HARDIN
FLAT LLC/HANSJI CORPORATION SDP18-003 PROJECT, TUOLUMNE COUNTY**

Pursuant to the County of Tuolumne Community Resources Agency's 10 December 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the Hardin Flat LLC/Hansji Corporation SDP18-003 Project, located in Tuolumne County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

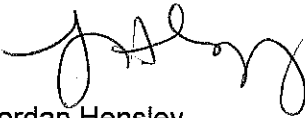
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
[https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist

5. Open Space zoning is located in the eastern portion of the project site, and adjacent to Highway 120. No disturbance of the Open Space is proposed with this project.
6. The Fire Resource and Assessment Program (FRAP) maps indicate that the habitat types found on the project site are Sierran mixed conifer (smc), montane hardwood conifer (mhc), and ponderosa pine (ppn), however much of the project site was impacted by the 2013 Rim Fire.

Staff Contact: Quincy Yaley, Assistant Director, Development
(209) 533-5633
qyaley@co.tuolumne.ca.us

COMMENTS: Required easements can be dedicated by deed, or by a parcel map - if a lot line adjustment is necessary.

AGENCIES/ORGANIZATIONS ONLY: Please indicate below if you wish to be notified of public hearings scheduled for this project or if you wish to receive notification of the availability of the environmental document prepared for this project. If you do not indicate your preference, we will assume you do not want notification of the hearings or the environmental document.

Agency: _____ Date: _____



Tuolumne River Trust

OFFICES

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December 26, 2018

Quincy Yaley,
Tuolumne County Community Resources Agency
County of Tuolumne
2 S Green Street
Sonora, CA 95370

RE: Hardin Flat LLC/Hansji Corporation Site Development Permit SDP18-003
Assessor's Parcel Numbers: 068-120-060 and 068-120-061

Dear Ms. Yaley,

I am writing to express my concerns with this proposed development and to encourage the county to conduct a full Environmental Impact Report to thoroughly analyze potential impacts to the environment and the Highway 120 corridor. This project is a very large project for the Highway 120 corridor and for Tuolumne County. With a conservative estimate of an additional 100,000 visitors to the county each year, this project has the potential to add significant burdens to the Tuolumne Watershed, its environment, and to the county's own infrastructure, including roads, emergency response, and water supply.

In specific, the project has significant potential to impact the following areas:

Aesthetics – the Highway 120 corridor is a Gateway to arguably America's most famous national park – Yosemite. The approach to Yosemite sets the stage for visitors to the park and the experience they are about to have. The approach must be kept consistent with and complimentary to what people have come to expect when visiting Yosemite – a beautiful natural setting free from obtrusive human buildings and structures.

Biological Resources – the proposed project site is surrounded by national forest lands, which provide significant habitat for many important plants and animals. In addition to Yosemite, people will likely visit many local sites within the national forest, including the Middle Fork of the Tuolumne, Rainbow Pools and other locations on the South Fork of the Tuolumne, as well as the main Tuolumne River itself. Fishing on these rivers may increase dramatically. The impacts of such a large development on biological resources must be carefully analyzed.

Greenhouse Gas Emissions – conservative estimates suggest that the proposed development might attract an additional 100,000 visitors per year to the region. The vast majority of visitors travel from hundreds, if not thousands, of miles away. This has the potential to add significantly to greenhouse gas emissions.

Population/Housing – a development of this size may require hundreds of employees. It is unclear where all of these workers will find housing in a relatively remote area with little available and affordable housing options.

Transportation/Traffic – the project may add a large volume of traffic to local roads. A analysis of impacts to traffic and transportation is necessary.

Hazards – the project site was burned intensively by the 2013 Rim Fire and many previous fires. As we know from the Camp Wildfire in Butte County, wildfires are growing more extreme in their size, severity, and speed with which they are consuming tens and hundreds of thousands of acres. It is vital that the county carefully examine how the project will be susceptible to and possibly contribute to more problems with future wildfires in the area.

Public Services – the county should analyze how the project will impact public services, including roads and emergency services. The project very well may have a significant impact on public services.

Utilities – it is unclear what demand will be placed upon water, sewer, power, and mobile phone service in the area, but it is likely that a project of this size will create significant pressures.

Hydrology/Water Quality – the project is situated on the divide between the Middle Fork and the South Fork of the Tuolumne River. Both of these streams are generally pristine streams free of significant development. The streams also provide habitat to wild rainbow trout and other water resources. As noted above, the project could create additional impacts to water quality and hydrology through increased water use, increased production of wastewater, and increased visitation to local waterways. The county must analyze these potential impacts.

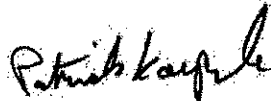
Noise – There are a number of private residences nearby. The project and the thousands of additional visitors have real potential to add noise to an otherwise quiet setting. The county should analyze how much additional noise will be created.

Recreation – as noted above, visitors to the new development are likely to visit many local sites within the national forest, including the Middle Fork of the Tuolumne, Rainbow Pools and other locations on the South Fork of the Tuolumne, as well as the main Tuolumne River itself. This could cause significant crowding of areas that presently receive little visitation. Additionally, as the project increases fishing on local streams, the number of fish is likely to decrease, negatively impacting the recreational fishing experience. The potential impacts to recreation should be carefully analyzed.

For these reasons, we request that the County conduct a careful and thorough EIR as it complies with the California Environmental Quality Act.

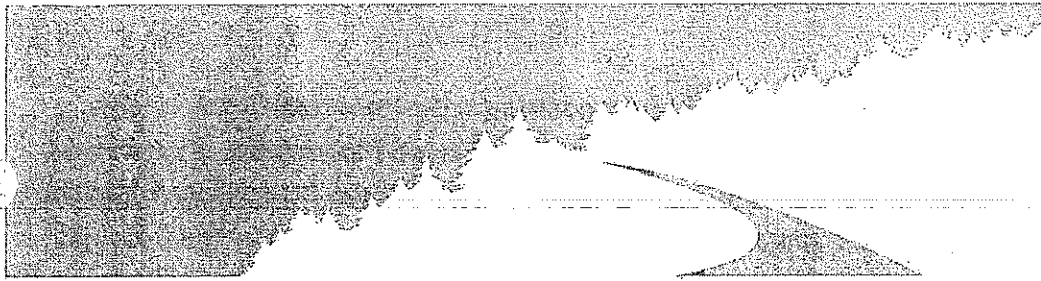
If you have any questions, please contact me at 209-588-8636 or patrick@tuolumne.org.

Sincerely,



Patrick Koepele
Executive Director

cc: John Gray, Tuolumne County Supervisor District 4



Michael Ayala
Chairman

Darin Grossi
Executive Director

TUOLUMNE COUNTY TRANSPORTATION COUNCIL

January 4th, 2019

Quincy Yaley – Deputy Director
Tuolumne County CRA
2 South Green Street
Sonora CA, 95370

Subject: Site Development Permit – Hansji Corporation– SDP 18-003

Dear Ms. Yaley,

The Tuolumne County Transportation Council (TCTC) appreciates the opportunity to review and comment on the Site Development Permit for the Hansji Corporation. We have included our comments below.

The proposed site location is near the Big Oak Flat entrance to Yosemite National Park. Yosemite National Park is one of the most visited Parks in the United States receiving between 4 and 5 million visitors per year the last couple years. The Big Oak Flat gate is a popular entrance to Yosemite and sees many hundreds of thousands of visitors enter from this location per year. Yosemite has a unique visitor pattern, as 95% of the visitors only see 5% of the Park, the Valley Floor.

As a result, the Park suffers from heavy congestion during the peak of the visitor season which begins in May and runs through September. The Tuolumne County Transportation Council has been working with Yosemite National Park to positively affect the visitor experience by encouraging travelers to consider alternative transportation into the Park (private tour/public transit), and consider entering the Park outside of the busiest times of the day (10am-2pm).

Currently, there is a public transit route into Yosemite from Tuolumne County with a final destination of Yosemite Valley. This public transit service is offered by Yosemite Area Regional Transportation System (YARTS) and operates between May and September with the peak season offering 3 round trips per day.

The Tuolumne County YARTS route has some of the highest ridership in the entire YARTS service area. This is in part due to its proximity to the Park gate and the presence of several large visitor oriented sites located east of Groveland including Rush Creek, 1000 Trails RC Park, and Yosemite Pines RV Park. Eighty-eight (88%) of the Tuolumne County ridership comes from Groveland and the sites east of the townsite.

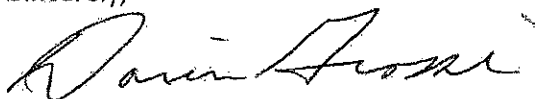
The TCTC believes that many of the visitors to the proposed project will impact Yosemite National Park. This project will encourage even more visitors to Yosemite to enter through Big Oak Flat gate. We see this as a good outcome. YARTS will be a popular transportation option for visitors staying at this facility. This improvement will have the benefit of mitigating traffic impacts generated by the project. County stops.

As a result of the large number of guests likely to use YARTS to get into Yosemite, we recommend the project be conditioned to include a pullout and bus stop in the proposed site which should accommodate a 45' YARTS coach bus. These pullouts will serve the project directly. The TCTC recommends Tuolumne County adding the following as part of mitigating the project's traffic impacts for this project in regards to LOS and VMT's.

1. The TCTC recommends adding a pull out and bus stop shelter. The Tuolumne County Transit Agency (TCTA) recommends using the TCTA's bus stop shelter design template.
2. YARTS does not have a standard pullout template, but the general outlines of the facility should conform to the following characteristics:
 - at minimum 90' bus pullout
 - at minimum of 60' turn radius.
 - cross slope no greater than 2%
 - 12' from end of pavement (Sawmill Mountain Rd) to back of turnout
 - 8' graded shoulder; passenger waiting area (160 sf minimum)
3. The TCTC recommends the development project include an internal circulation pattern that will accommodate a turning radius for a 45 foot bus.
4. The TCTC recommends a traffic study be performed for existing and future conditions.
5. The TCTC recommends requiring the development project to pay their fair share of Traffic Impact Mitigation Fees to help mitigate cumulative traffic impacts. If justified by the traffic study consistent with ordinance requirements, impact fees may be used on off-site traffic improvements.
6. The TCTC recommends that internal pedestrian network for the facility should provide access to the YARTS stop.
7. The TCTC recommends requiring the project to meet the minimum amount of electric charging stations as required by state law for a commercial development.

Thank you for your consideration of our recommendations. If you have any questions feel free to call me at 209-533-5583.

Sincerely,

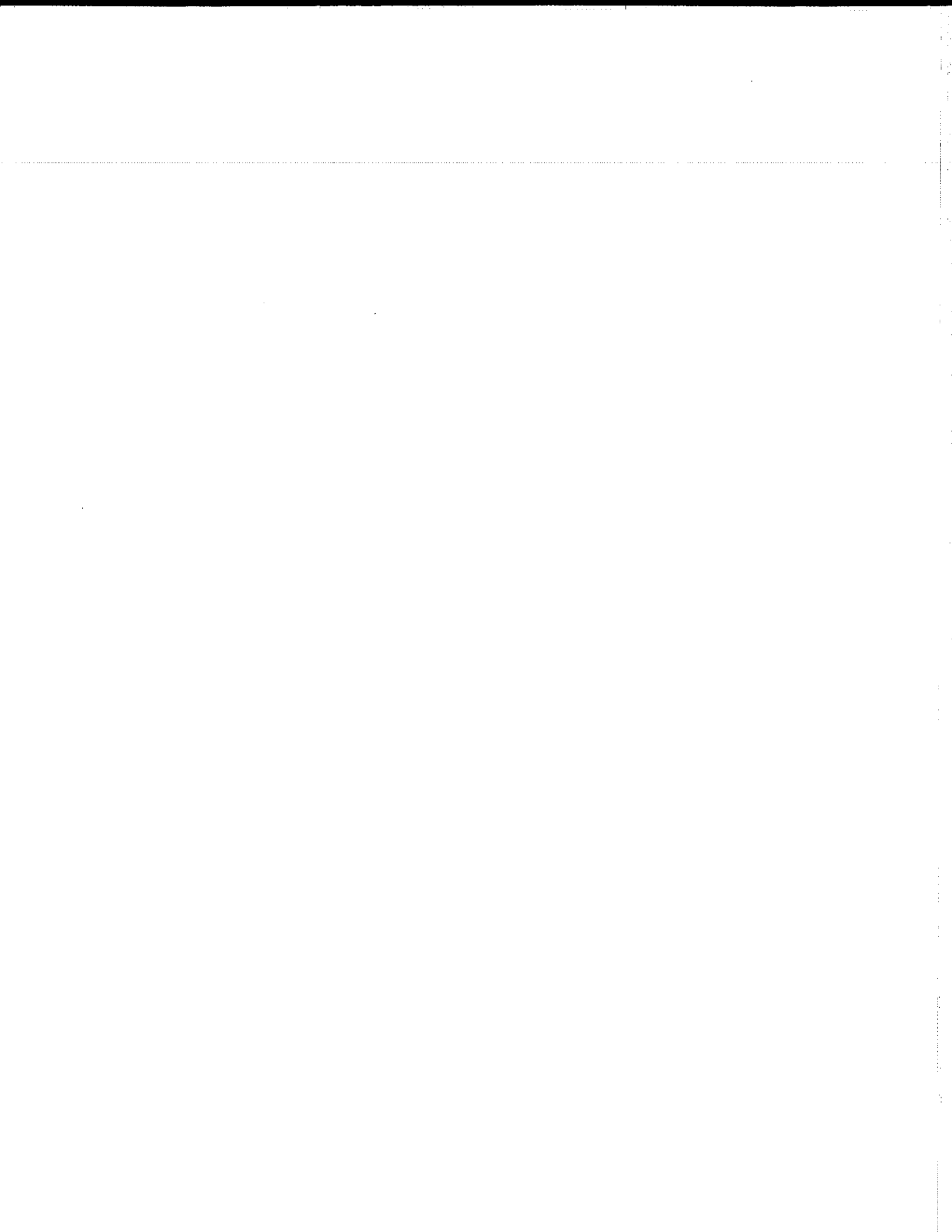


Darin Grossi

Executive Director

C: David Gonzalves — CRA Director

Dave Ruby — CRA Engineer



DEPARTMENT OF TRANSPORTATION

DISTRICT 10

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a California Way of Life.*

December 27, 2018

Ms. Quincy Yaley, Asst. Director
Community Resources Agency
48 Yaney Avenue
Sonora, CA 95370

10-TUO-120 P.M. 50.08
Hardin Flat LLC/
Hansji Corp.
Pre-Application/SDP 18-003

Dear Ms. Yaley,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the pre-application for the Hardin Flat LLC/Hansji Corporation Site Development Permit (SDP) 18-003 to consider development of Terra Vi Lodge, a master planned lodge. Terra Vi Lodge is proposed to include one hundred and forty (140) guest rooms, twentyfive (25) 4-bedroom cabins, a market, a lodge, event space, and other support buildings. The project site consists of two parcels totaling 63.38± acres. The parcels are zoned Commercial Recreation (C-K) and Open Space (O) under Title 17 of the Tuolumne County Ordinance Code. The project site is located at the northeast corner of the intersection of Sawmill Mountain Road and State Route (SR) 120. The property is located on both sides of Sawmill Mountain Road.

Caltrans has the following comments based on the limited information provided:

Caltrans requests a traffic study to identify impacts of the development and propose mitigation, as appropriate, for the intersection. The proponent should refer to the Caltrans Highway Design Manual to discover if potential improvements, or setbacks, are needed to meet State standards.

The Transportation Concept Report for SR 120 for this section identifies a two-lane expressway as a concept facility with separated bicycle lanes, passing lanes, and shoulder widening. Caltrans suggests the consideration of applicable plans for alternative transportation modes to meet the needs of all users of the project. Drainage plans are requested for review as the project would create new impervious surfaces within the project site. These impervious surfaces would increase the peak flows and may impact current State facilities. Any increase in runoff generated by the proposed project would need to be contained on-site.

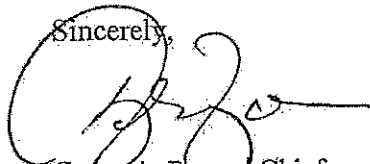
If proposed project will affect traffic flow, a traffic management plan for any work within the State Right of Way (ROW) will need to be provided.

Ms. Quincy Yaley
December 27, 2018
Page 2

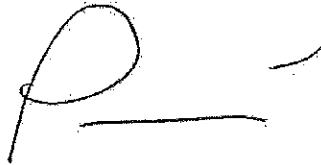
If project construction activities or intersection improvements encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans Permit Office. Appropriate environmental studies must be submitted with this application. These studies may include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources, including visual, within Caltrans ROW at the project site(s).

If you have any question or would like to discuss these comments, please contact Austin Sos at (209) 948-7936 (email: austin_sos@dot.ca.gov) or me at (209) 948-7325 (email: gregoria_ponce@dot.ca.gov).

Sincerely,



Gregoria Ponce, Chief
Office of Rural Planning



C: State Clearinghouse
Darin Grossi, TCTC



COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, C.B.O.
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

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MEMORANDUM

Date: January 3, 2019

To: Quincy Yaley
CRA Assistant Director, Planning

From: Richard S. York, R.C.E.
CRA Deputy Director, Roads

Re: Hardin Flat LLC/Hansji Corporation, Site Development Permit # 18SDP-003 (File # DD2251)
Assessor's Parcel Numbers 068-120-060 and 068-120-061 (Terra Vi Lodge project)

NOTE #1: A Traffic Impact Study (Level 2) will be required as part of this proposed project to analyze the impacts on both the County Maintained Road and the State Highway and nearby intersections. Then based on this analysis of traffic impacts, additional offsite mitigation may be required. A Caltrans Encroachment Permit and any required studies necessary of the Encroachment Permit, as dictated by Caltrans, may also be required (refer to Caltrans letter dated December 27, 2018, attached).

NOTE #2: Sawmill Mountain Road, a USFS Forest Route (1S03), will need a maintenance entity officially adopted to mitigate impacts of traffic wear generated by the project, if Forest Services maintenance resources are not sufficient to provide adequate routine maintenance, including snow removal.

NOTE #3: Sawmill Mountain Road is under the jurisdiction of the USFS, however, the Stanislaus National Forest's Forest Engineer has asked the County to condition the roadway to the County's adopted Title 11 standards, and perform design review for the roadway improvements.

NOTE #4: Any necessary easements on the parcel(s) for underground dry utilities, wet utilities, or sewer leach field areas should be recorded in accordance with the requirements dictated by the County Surveyor and/or Environmental Health Division.

The following conditions apply to this Site Development Permit:

1. A Grading Plan shall be submitted to the Roads Division of the Community Resources Agency for review and approval (TCOC, Section 12.20.100)
2. Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) General Permit for construction related storm water discharge) for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction related storm water discharge and the State Water Resources Control Board Water Permitting Unit shall be contracted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre and should be submitted to SWRCB. Obtain and NOI or an exemption from requirements.
3. A Grading Permit shall be obtained from the CRA Development Division of the Community

Resources Agency prior to any grading. (TCOC, Section 12.20.050)

4. Proof of an Encroachment Permit from Caltrans shall be required for any work in or adjacent to the State right-of-way. Provide a copy of the Caltrans Encroachment Permit to the Engineering Division. (TCOC, Section 17.68.150)
5. A Drainage Study shall be submitted to the Engineering Division of the Community Resources Agency and address the entire on-site area and additional storm water runoff and the ability of downstream drainage ditches and culverts to handle the runoff. (CEQA, Section 15041, [Initial Study, "Hydrology and Water Quality"]; TCOC, Section 11.04.050(E))
6. On-site detention/retention of the additional runoff caused by the site development shall be required. NOTE: this feature may be proposed as subsurface under the parking area. (CEQA, Section 15041, [Initial Study, "Hydrology and Water Quality"])
7. A Drainage Plan shall be required and address the concerns listed below (TCOC Title 11).
 - a. The entire project site, including the parking lot drainage.
 - b. The induced runoff and effect to downstream drainages, culverts and adjacent property.
 - c. On-site detention/retention shall be required; this feature may be proposed as subsurface under the parking area.
8. Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site.
9. An Encroachment Permit, or appropriate Agreement in lieu of an Encroachment Permit shall be obtained from the US Forest Service for any work that may be proposed within the road right-of-way/easement along Sawmill Mountain Road (aka Forest Route 1S03) (TCOC, Section 12.04).
10. A Parking Area Plan (TCOC, Section 17.68.150).
 - a. The parking area plan shall be submitted to the Engineering Division of the Community Resources Agency for review and acceptance. Plans shall address internal traffic circulation including fuel truck and interstate truck circulation, parking stall layout and include necessary striping, marking and signing. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans. The parking plan shall be submitted in connection with the site grading and drainage plans.
11. Submit a lighting plan for review and approval by the Planning Division of the Community Resources Agency. The lighting plan shall include the following: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to buildings, and utilize low pressure or high pressure sodium lamps instead of halogen type lights. Lighting shall be provided in the SR120/Sawmill Mountain Road intersection, in accordance to Caltrans standards for the State Highway (CEQA, Section 15041, [Initial Study, "Visual Quality"]).
12. Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line of sight between lot corners is not possible, appropriate markers shall be set along the property line to mark the boundaries while construction is in progress (TCOC, Section 12.20).
13. All soils disturbed by grading shall be reseeded or hydro-mulched or otherwise stabilized as

soon as possible and before October 15 of the construction year and emergency erosion control measures shall be utilized as requested by County officials (TCOC, Title 12).

14. The applicant shall submit an erosion control plan for any construction to take place between October 15 and May 15 of any year. In the absence of such approved and implemented plan, all construction shall cease on or before October 15 (TCOC, Title 12).
15. Exposed serpentine gravel is prohibited on the construction site. (Health and Safety Code, Section 93106)
16. A Road and Public Utility Easement shall be dedicated (or verified that it has been dedicated) for Sawmill Mountain Road (Forest Road 1S03) as it intersects the project property. (TCOC, Section 17.68.150)
17. Drainage improvements shall be installed in accordance with approved drainage plans. (TCOC Title 11, 12, and General Plan)
18. The implemented parking area control plan, referenced in Condition 10, shall provide commercial driveways shall be a minimum of twenty-foot wide to meet the requirements of Title 11. The onsite roads shall be paved and extended to within 150 feet of all portions of all buildings. The looped road(s) shall provide a minimum outside radius of 50 feet for the turning of interstate trucks and fire apparatus as approved by the Fire Prevention Bureau. (TCOC, Title 11.16.020)
19. Road improvements to Sawmill Mountain Road along the project frontage shall include a minimum of a 10 foot wide northbound lane, 10 foot wide southbound lane, a 4 foot wide paved shoulder on the east side of the roadway, and a 2 foot wide paved shoulder on the west side of the roadway. The road shall be improved with a design section capable of supporting a Traffic Index of no less than 6.5 along the project frontage, between SR120 and just past the proposed main entrance to the site, and to a Traffic Index of no less than 5.0 from just beyond the main site entrance to the northerly property line. (CEQA, Section 15041, [Initial Study, "Traffic and Access"]; TCOC 11.12.007).
20. All Title 11 standard roads shall meet the following requirements:
 - a. The CRA Engineering Division shall be notified prior to commencement of road improvements. Quality control personnel will establish schedules for periodic inspections at the time the construction staking is inspected. Roads constructed without proper periodic inspections or not in conformance with approved plans are subject to rejection.
 - b. The applicant shall provide adequate traffic striping, marking and signs during and after construction.
 - c. The developer shall give reasonable advance notice of commencement of construction and keep the CRA Engineering Division informed of all changes in the construction schedule. After completion of the work, the applicant shall submit as-built plans.
 - d. Plan check and inspection fees, as required by Ordinance, shall be submitted to the CRA Engineering Division prior to approval of improvements plans.
 - e. The developer shall remedy any defect in the improvements on any county, State, or Forest Service road arising from any faulty or defective materials or workmanship occurring within 12 months of the Department's acceptance of the work or formal acceptance by the Board of Supervisors. A maintenance warranty agreement shall be enacted when applicable (TCOC, Title 11).

21. The property owner shall improve the shoulders of Sawmill Mountain Road (Forest Route 1S03) through the project frontage to facilitate pedestrian access. (CEQA, Section 15041, [Initial Study, "Traffic and Access"; Tuolumne County General Plan Trails])
22. All grading, both on and off site shall be completed in compliance with the Grading Permit issued by and the grading plans approved by the Engineering Division the Community Resources Agency as referenced in Conditions 1 and 3. (TCOC, Section 12.20)
23. The Contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at other intervals, as need dictates, to control dust.

CC: Tim Hughes, P.E., Forest Engineer, US Forest Service
Warren Smith, County Surveyor

Attachment: Caltrans letter dated December 27, 2018 regarding traffic study warrant